

REGULAR MEETING
AGENDA

Wednesday, September 28, 2005 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

CONTINUATION OF PUBLIC HEARING

Opened on September 21, 2005 and immediately continued to tonight, September 28, 2005. Since no testimony, comment, or additional information was provided to the ZBA on September 21st, the seated ZBA members for this request are Dick Sanford, Vic Capellupo, Al Tibbetts, Chuck Deluca, and Everett Drugge.

CALENDAR NO. 66-2005

The application of Robert Strada on behalf of Georgianna Matthys filed on August 24, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of attic and second story additions. Section 406: 8.0 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the north side of Holmes Avenue approximately 160 feet south of the easterly intersection of Holmes Avenue and West Avenue and is shown on Assessor's Map #48 as Lot #106, being 73 Holmes Avenue and located in an R-1/3 (residential) Zone.

PUBLIC HEARINGS

CALENDAR NO. 72-2005

The application of Arthur K. Engle, Esq. on behalf of Damir and Anna Durkovic filed on August 24, 2005 for variations of Section 406 of the Darien Zoning Regulations to allow the construction of attic dormers, a two story addition, two story entry, and one story covered porch additions. Section 406: 38.6 in lieu of 40.0 feet minimum required front yard setback for the attic dormers; 36.6 in lieu of 40.0 feet minimum required front yard setback for the two story addition; 34.9 in lieu of 40.0 feet minimum required front yard setback for the two story entry; and 31.5 in lieu of 40.0 feet minimum required front yard setback for the one story covered porch addition. The property is situated on the west side of Harriet Lane at the northwest corner formed by the intersection of Harriet Lane

and Tokeneke Road and is shown on Assessor's Map #36 as Lot #22, being 2 Harriet Lane and located in an R-1/2 (residential) Zone.

CALENDAR NO. 74-2005

The application of Michael T. Avgerinos on behalf of Kevin Caliendo & Kirsten Gard filed on August 24, 2005, for variations of Section 406 of the Darien Zoning Regulations to allow the construction of a modified roof over the one story front entry, and second story additions. Section 406: 29.5 in lieu of 30.0 feet minimum required front yard setback, and 47.8 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street for the modified roof over the one story front entry; 50.8 in lieu of 55.0 feet minimum required front yard setback as measured from the centerline of Gardiner Street, 10.3 in lieu of 14.1 feet minimum required side yard setback relative to the north property line for the second story addition; and 21.2 in lieu of 25.0 feet minimum required total of two side yards setback for the new construction. The property is situated on the east side of Gardiner Street approximately 5 feet north of the intersection of Gardiner Street and Concord Lane and is shown on Assessor's Map #45 as Lot #139, being 8 Gardiner Street and located in an R-1/3 (residential) Zone.

CALENDAR NO. 71-2005

The application of Marc J. Kurzman, Esq. on behalf of Darien Joint Ventures, LLC and Trader Joe's East, Inc. filed on August 24, 2005 for an amendment to Stipulation #1 of the Resolution of ZBA Calendar No. 94-2001, to allow the preparation/cooking of products for customer free samples. The property is situated on the east side of the Boston Post Road at the corner formed by the intersection of Boston Post Road and Old King's Highway North and is shown on Tax Assessor's Map #35 as Lot #1, being 440-444 Boston Post Road and located in a Designed Business – Two (DB-2) commercial Zone.

CALENDAR NO. 73-2005

The application of Michael P. Murray, Esq. on behalf of William and Carmel Ferguson filed on August 24, 2005 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story covered porch addition. Section 406: 37.2 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Beach Drive at the

southwest corner formed by the intersection of Beach Drive and Boston Post Road and is shown on Assessor's Map #53 as Lot #20, being 4 Beach Drive and located in an R-1/2 (residential) Zone.

GENERAL MEETING

This portion of the meeting is not a Public Hearing. Applicants and other interested parties are welcome to quietly observe the ZBA and staff fulfilling their legal responsibilities for the overall benefit of the community. Any expression from the audience is inappropriate and constitutes grounds for tabling the matter referred to or denying it without prejudice.

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. General discussion of Application Materials.
3. Any other business (requires 2/3 vote of members present and voting).